



28 Collingwood Crescent, Guildford, Surrey, GU1 2NS



28 COLLINGWOOD CRESCENT, GUILDFORD, SURREY, GU1 2NS

DETACHED FAMILY HOME

FOUR BEDROOMS

INTEGRAL GARAGE

SOUGHT-AFTER AREA OF
GUILDFORD

NEARBY TO EXCELLENT
SCHOOLING

L-SHAPED RECEPTION ROOM

BATH & SHOWER ROOMS

DRIVEWAY

CLOSE TO LOCAL SHOPS

EPC: E



This well presented link-detached property with an attached garage is situated in a popular residential area for families due to locality to excellent nearby schooling and the local parade of shops. No onward chain.

THE PROPERTY

This link-detached property with an attached garage offers in excess of 1,630 sqft of spacious accommodation presented in good order throughout. It is situated in a popular residential area close to a number of excellent sought-after schools, nearby local shops and allowing easy access to the centre of Guildford.

Accommodation comprises: entrance hall; inner hallway; cloakroom; L-shaped living/dining room with fireplace and sliding doors to the garden; family room/downstairs bedroom; kitchen/breakfast room fitted with wood units and laminate worktops with larder/storage cupboard. Upstairs, bedroom one, large double with built-in wardrobes; bedroom two, large double with built-in wardrobes; bedroom three with en-suite shower room comprising shower, basin and W.C.; utility room/study; family bathroom comprising bath, pedestal basin, fully tiled walls and W.C.



THE GROUNDS

To the front of the property, there is a driveway allowing off-road parking for two/three vehicles and gives access to the integral garage. This is flanked by an area laid to lawn with paved pathway to front door. The rear garden is a lovely size with a paved patio and remainder laid to lawn, established flower/shrub borders and secure fenced perimeter.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 1.3 miles

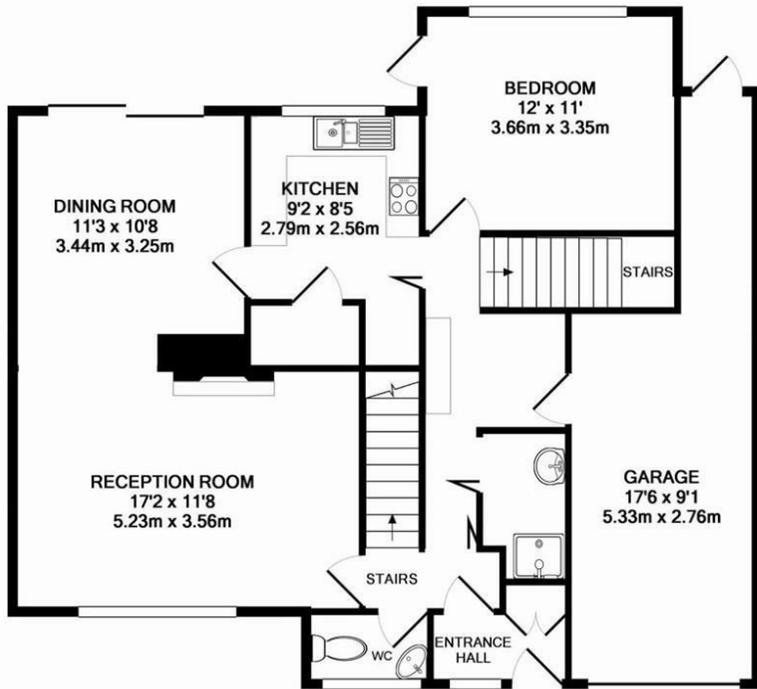
LONDON ROAD STATION | 1.2 miles

GUILDFORD MAINLINE STATION | 2 miles

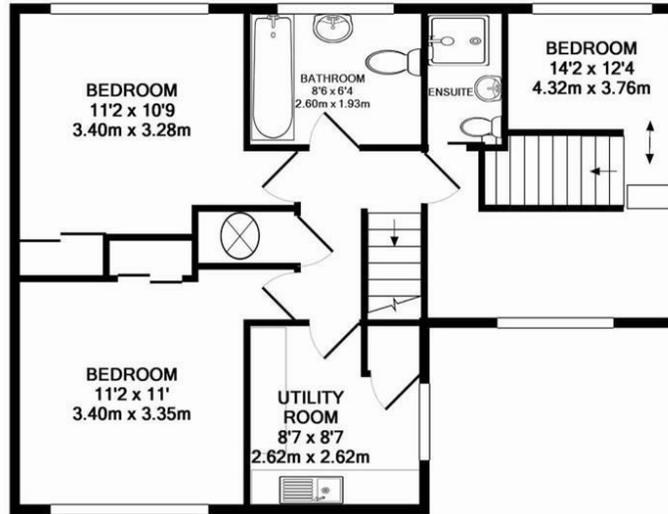
LONDON WATERLOO | from 35 minutes by train (from Guildford mainline station)

HEATHROW AIRPORT | 20 miles

CENTRAL LONDON | 31 miles



GROUND FLOOR
APPROX. FLOOR
AREA 982 SQ.FT.
(91.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1635 SQ.FT. (151.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX
Band: F

SERVICES
All mains services connected

17th April 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CG GUILDFORD OFFICE
4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY
T: 01483 880900
E: guildford.sales@clarkegammon.co.uk
clarkegammon.co.uk

DIRECTIONS
SAT NAV REF: (Post Code: GU1 2NS)

AGENT'S NOTE
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

